

MINUTES
Town of Essex Planning Board
Regular Meeting
September 15, 2016
7:20 p.m.

Call to Order

The Chair called the Regular Meeting of the Planning Board to order at 7:20 p.m.

Attendance

Present: Jonathan Pribble, Thomas Stransky, Chair James Van Hoven, David Hislop, Janellen Fortune, Derrick Wrisley and Mark Walker Catherine DeWolff, Secretary

Also Present: Emma Paladino, Larry Smead, Justin Green, Julia Backus, Cole Starkey, Anita Shapiro, John Fortune, Kimberly Warren, Charles Warren, Steve Phillips, Emily Phillips, Gladys Passaro, Michael Olsen, Katherine O'Hara, Lauren Murphy.

Review and Acceptance of Minutes of August 18, 2016, Public Hearing and Regular Meeting.

On a motion to accept the minutes of August 18, 2016 by Mr. Stransky, seconded by Mr. Walker, motion carries by unanimous consent of the Board, Aye-7 No-0 Absent-0

Old Business

(The order of the listed permits was switched in the meeting)

Draft Permit #2016-20 - Tax Map #40.73-2-8 – Paladino – Special Use w/ Site Plan for after the fact central air conditioning installation, a small fence with gate was added to the application which will be at the rear bottom deck area at 2309 Main Street, Essex.

On a motion to accept the draft permit as written by Mr. Stransky, seconded by Mr. Pribble, the motion carries by unanimous roll call vote: Aye-7 (Van Hoven, Pribble, Stransky, Fortune, Hislop, Walker, Wrisley) No-0 Absent-0

Draft Permit #2016-19- Tax Map #40.73-8-3 – Klipper – Special Use/Demolition of 283 School Street, Essex. On a motion by Chair Van Hoven to table this permit until a partial deconstruction of the house occurs to ascertain whether elements of the original structure exist, to be followed by further review by the Planning Board to determine how then to proceed, seconded by Mr. Hislop, the motion carries by unanimous roll call vote: Aye-7 (Van Hoven, Pribble, Stransky, Fortune, Hislop, Walker, Wrisley) No-0 Absent-0

Chair Van Hoven advised that he will send a letter to the Klipper's advising them of the action taken by the Planning Board.

New Business

Tax Map #49.15-1-13 – Fortune – Special Use with Site Plan for a hot tub deck addition to 30 Albee Lane, Essex. SEQR Review, deem the application complete and set the public hearing for October 20, 2016.

Mrs. Fortune recuses herself from this proceeding.

(Fortune – continued)

SEQR: Chair Van Hoven reviews the EAF submitted with the application and calls for a Negative Declaration. On a motion by Mr. Stransky to deem the EAF a Negative Declaration, seconded by Mr. Hislop, the motion carries by unanimous vote of the Planning Board, Aye-7 (Van Hoven, Pribble, Stransky, Fortune, Hislop, Walker, Wrisley) No-0 Absent-0

On a motion to deem the application complete and set the public hearing for October 20, 2016, by Mr. Hislop, seconded by Mr. Walker, the motion carries by unanimous vote of the Planning Board, Aye-7 No-0 Absent-0

Tax Map #40.73-4-13 – Phillips – Special Use with Site Plan for a house addition at 10 Elm Street, Essex. SEQR Review, deem the application complete and set the public hearing for October 20, 2016.

SEQR: The Chair reviewed the long form EAF for this Type I action in the Historic District and called for a Negative Declaration. On a motion by Mr. Hislop to deem the EAF a Negative Declaration, seconded by Mrs. Fortune, the motion carries by unanimous vote of the Board, Aye-7 (Van Hoven, Pribble, Stransky, Fortune, Hislop, Walker, Wrisley) No-0 Absent-0

The Planning Board discussed this project with the applicant, Emily Phillips. On a motion to deem the application complete and set the public hearing for October 20, 2016, by Mr. Hislop, seconded by Mr. Stransky, the motion carries by unanimous vote of the Planning Board, Aye-7 No-0 Absent-0

Tax Map #40.57-3-3 – Cammack/Warren – Special Use with Site Plan for a new house at 2874 Essex Road, Essex (former Finkenty). SEQR Review, deem the application complete and set the public hearing for October 20, 2016.

SEQR: Chair Van Hoven reviewed the short form EAF that was made part of the application and called for a Negative Declaration. On a motion by Mr. Stransky to declare the EAF a Negative Declaration, seconded by Mrs. Fortune, the motion carries by unanimous vote of the Board: Aye-7 (Van Hoven, Pribble, Stransky, Fortune, Hislop, Walker, Wrisley) No-0 Absent-0

There was a discussion of the project with the Architect, Charles Warren. On a motion to declare the application complete and set the public hearing for October 20, 2016, by Mr. Hislop, seconded by Mr. Wrisley, the motion carries by unanimous vote of the Board, Aye-7 No-0 Absent-0

Tax Map #40.73-6-8 – Essex One, LLC/ Larry Smead – Special Use with Site Plan – Demolition of Rudder Club at 2266 Lakeshore Road, Essex. SEQR Review, deem application complete and set the public hearing.

Chair Van Hoven gave the Planning Board some background on the inspection of the Rudder Club building by him, Lauren Murphy, Doug Rock, David Hislop and John Mesick along with Justin Green who let them into the building. The Chair read aloud the letters from Mr. Mesick and Mr. Rock about the condition of the building. Mrs. Fortune asked about the historic boathouse that still may be part of the structure. Mr. Hislop responded that it does

contribute to the historic value and cultural value and is above and beyond the architectural value. The Chair advised the Board that we will continue with the long form EAF for this project.

SEQR: Chair Van Hoven reviewed the long form EAF for this Type 1 action in the Historic District and a Positive Declaration was determined. On a motion to deem the EAF a Positive Declaration by Mr. Stransky, seconded by Mrs. Fortune, the motion carries by roll call vote of the Planning Board, Aye-7 ((Van Hoven, Pribble, Stransky, Fortune, Hislop, Walker, Wrisley) No-0 Absent-0

The Chair noted that following a Positive Declaration on the FEAF an Environmental Impact Statement (EIS) must be prepared by the applicant. He noted that no further action will be taken by the Planning Board until that document is completed and received. He advised Mr. Smead that should he choose not to complete the EIS, the application dies. He further advised Mr. Smead that the office of the Planning Board and Zoning Officer will cooperate in directing him to resources that may help him complete the application, should he decide to proceed.

Report of the Chair

None

Public Comment

Mr. Stransky commented that one of the reasons the Marina is so difficult to operate is because it was split into three parcels, with three different owners. If that could be remedied by consolidation that would be helpful and was curious if that could be accomplished.

Pat Burley spoke in opposition to the demolition of the restaurant commonly known as the Rudder Club.

Mr. Walker asked about the footprint for rebuilding purposes. Lauren Murphy stated that the footprint goes away after demolition. The only way to retain the footprint as it exists now is to leave the restaurant there. Once it is gone, it is gone from that exact location. Another structure would have to be placed further up and away from the shoreline.

Mr. Smead commented that he did not care about the restaurant and that he is only interested in Cleland House which cannot be sold with the restaurant.

Adjourn

On a motion to adjourn the meeting by Mr. Pribble, seconded by Mr. Hislop, the meeting is adjourned at 8:30 p.m. by unanimous vote of the Planning Board.

Respectfully submitted by

Catherine DeWolff, Secretary